An Coimisiún Pleanála

Direction
CD-022581-26
ACP-324611-26

The submissions on this file and the Assistant Director of Planning's Memo dated 08/10/2026 report were considered at a meeting held on 21/10/2026.

The Commission decided that the request to enter into pre-application consultations be refused in this instance, generally in accordance with the Assistant Director of Planning's recommendation, for the following reasons and considerations.

Planning Commissioner: Tom Rabbette **Date:** 27/10/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the requirements of S.177E(1C) of the Planning and Development Act, 2000, as amended, and the information provided in respect of the subject development, in particular the Natura Impact Screening Note, the Commission is not satisfied that the development as described would meet the requirements of the Act in order to constitute a valid application for Substitute Consent. The holding of pre-application consultations would not therefore be warranted.

(The Commission also noted that Part 4 of the Planning and Development Act 2024, as amended, sets out new provisions in respect of applications for Retrospective Consent, including a requirement for an applicant to enter into a new pre-application consultation process for any application lodged after commencement of those provisions. Having regard to the imminent commencement of Part 4, the holding of pre-application consultations under S.177E of the 2000 Act as amended, would not be appropriate at this time.)